



## Upper Gwynedd Township

1 Parkside Place  
North Wales, PA 19454

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### BOARD OF COMMISSIONERS ACTION ITEM REQUEST

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**Date:** March 8, 2023

**To:** Sandra Zadell, Township Manager

**From:** Megan Weaver, Assistant Township Manager

**Re:** Moyer Blvd Preliminary/Final Land Development

**Meeting Date:** March 13, 2023 & March 21, 2023

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#### Background:

The applicant submitted an application for preliminary Land Development approval on November 15, 2022. The site is located at the corner of West Point Pike & Moyer Blvd, Zoned Limited Industrial (LI) and the applicant is proposing 10 twin dwelling units. Prior to filing the application, the applicant received Zoning Hearing Board on September 27, 2022 to permit the construction of twin dwelling units in this LI district along with other dimensional relief. On January 11, 2023, the applicant went before the UGT Planning Commission to present the proposed plans. They recommended approval subject to adding additional lighting and working with Merck on installing a fence between this property and Merck's property. The applicant is seeking preliminary/final approval with the following waiver requests:

#### Waiver Requests:

Section § 168-6.C.1 – The applicant is requesting a waiver from showing existing features for a distance of 100 feet outside the boundary of the tract.

Section §168-13.B – The applicant is requesting a waiver to allow the plan to be submitted for preliminary/final plan submission and approval.

Section 168-33.B- The applicant is requesting a waiver to allow Evergreens to be used to meet the shade tree requirements along West Point Pike.

*Section §109-15.A* – The applicant is requesting a waiver to allow grading within five (5) feet from the property lines and right-of-way line of streets.

Section §168-20.D(2)(a) – The applicant is requesting a waiver to allow a cul-de-sac street with less than thirty (30) foot wide cartway.

Section §168-21.B – The applicant is requesting a waiver to allow perpendicular parking along a private access road.

The Township engineer, solicitor, and staff do not have any issues with the waiver requests and land development plans before the Board. All the consultant's comments have been addressed in their most recent submission or they are minor in nature and "will comply." The following relevant documents for this preliminary/final Subdivision Land Development application have been attached:

- a. Land Development Site Plan last revised January 10, 2023
- b. Applicant's Response Letter dated February 13, 2023
- c. Township Engineer Review Letter dated March 3, 2023
- d. Traffic Engineer Review Letter dated February 16, 2023
- e. Fire Marshal Review Letter dated February 27, 2023
- f. Zoning Officer Review Letter dated March 7, 2023
- g. Sanitary Sewer Engineer Review Letter dated February 24, 2023
- h. Environmental Advisory Council (EAC) Review Letter dated December 7, 2022
- i. Mont. Co. Planning Commission (MCPC) Review Letter dated January 9, 2023

The Township solicitor has reviewed all the items listed above and will be preparing a draft approval resolution for consideration at the March 21, 2023 meeting.

**Budget Impact:**

There is no spending impact to the budget. However, the Township will receive revenue for any and all permits and inspections.

**Interdepartmental Action:**

There is no interdepartmental action required.

**Recommended Motion/Resolution/Ordinance:**

Motion to approve Resolution 8-2023 granting approval of Moyer Blvd/Pennington Properties Preliminary/Final Land Development plans subject to the conditions set forth within the approval resolution.

**UPPER GWYNEDD TOWNSHIP**

**RESOLUTION FOR PRELIMINARY/FINAL  
SUBDIVISION AND LAND DEVELOPMENT PLAN APPROVAL**

**DOUBLE Z PROPERTIES, LLC/  
PENNINGTON PROPERTY GROUP, LLC**

**RESOLUTION NO. 08-2023**

**WHEREAS**, Pennington Property Group, LLC (hereinafter referred to as “Applicant”) has submitted an application for Preliminary and Final Land Development approval of a plan for development of property owned by Double Z Properties (hereinafter referred to as “Owner”) and located at the corner of West Point Pike and Moyer Boulevard, Upper Gwynedd Township, Montgomery County, further identified as Montgomery County Tax Map Parcel Number 56-00-09616-02-1 (hereinafter referred to as the “Property”), as set forth in a seventeen (17) sheet Preliminary/Final Land Development Plans dated November 15, 2022, last revised January 10, 2023, prepared by Holmes Cunningham, LLC of Doylestown, Pennsylvania (hereinafter collectively referred to as “Plans”); and

**WHEREAS**, the Property consists of approximately 2.3691 acres and is zoned within the LI – Limited Industrial Zoning District; and

**WHEREAS**, the Plans propose the construction of a cul-de-sac with access from Moyer Boulevard to contain ten (10) single family, semi-detached (twin) dwellings, along with grading, utilities, stormwater management, erosion and sediment control and landscaping, as further depicted on the Plans (hereinafter referred to as the “Project”); and

**WHEREAS**, the Township Engineer has issued a review letters dated December 16, 2021 and March 3, 2023, the Upper Gwynedd Township Sanitary Sewer Engineer issued review letters dated December 13, 2022 and February 24, 2023, and the Upper Gwynedd Traffic

Engineer issued review letters dated May 20, 2022, November 28, 2022, and February 16, 2023<sup>1</sup> (collectively, “Engineering Review Letters”); and

**WHEREAS**, the Upper Gwynedd Township Planning Commission recommended approval of the Plans, subject to compliance with the Engineering Review Letters and subject to the comments reflected in the January 11, 2023 minutes of the Planning Commission; and

**WHEREAS**, the Montgomery County Planning Commission issued a review letter dated January 9, 2023; and

**WHEREAS**, the Township Fire Marshall has issued review comments dated May 6, 2022, December 8, 2022 and February 27, 2023; and

**WHEREAS**, the Upper Gwynedd Township Zoning Officer and Planning Consultant issued review letters dated December 14, 2022 and March 7, 2023; and

**WHEREAS**, the Upper Gwynedd Township Environmental Advisory Council issued review comments dated December 7, 2022; and

**WHEREAS**, the Board of Commissioners of Upper Gwynedd Township (hereinafter referred to as “Board”) is prepared to grant approval of Applicant’s Preliminary and Final Land Development Application, subject to certain conditions.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, by the Board of Commissioners of Upper Gwynedd Township this 21<sup>st</sup> day of March, 2023, that said application for Preliminary/Final Land Development Plan Approval is GRANTED, subject to the following conditions:

1. **Plans:** The Board grants approval subject to the conditions described herein, to the Plan, prepared by Holmes Cunningham, LLC, dated November 15, 2022, last revised

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<sup>1</sup> Note that this letter is mis-dated February 16, 2022, but was issued on February 23, 2023.

January 10, 2023, and Post Construction Stormwater Management Plan Narrative dated November 15, 2022, last revised January 10, 2023 as prepared by Holmes Cunningham, LLC.

2. Zoning Ordinance. Applicant received variances to permit the construction of twin dwelling units in the Limited Industrial District, along with associated dimensional relief, subject to the conditions set forth in the Decision and Order dated October 25, 2022. No further Zoning issues have been identified.
3. **Required Permits and Outside Agency Approvals.** The Applicant and/or Owner, or its/their successors or assigns shall provide evidence of securing the following permits or approvals where needed:
  - a. Sanitary Sewer Permits from the Upper Gwynedd Township Sewer Department.
  - b. Approved DEP Land Planning Module/Waiver.
  - c. Receipt of Montgomery County Conservation District Adequacy Letter.
  - d. NPDES Permit for Construction Activity, if required.
  - e. Approval of North Penn Water Authority.
  - f. PennDOT Highway Occupancy Permit, if required;
  - g. Building permits, construction permits, road opening permits, electrical permits, grading permits from Upper Gwynedd Township, as applicable;
  - h. Shop drawings for all materials associated with water, sanitary sewer and/or storm sewer utilities shall be submitted, reviewed and approved by the Township Engineer prior to commencement of construction.
4. **Conditions of Subdivision Approval.** Preliminary/Final Subdivision and Land Development Plan Approval is GRANTED subject to the following conditions:
  - a. Applicant shall comply with the provisions of the review letters of the Township Engineer, Remington & Vernick Engineers, dated December 16, 2021 and March 3, 2023 (or the latest revision thereof).
  - b. Applicant shall comply with the provisions of the Montgomery County Planning Commission Review letter dated January 9, 2023.
  - c. Applicant shall comply with the provisions of the review letter of the

- Township Sanitary Sewer Engineer, Gilmore and Associates, Inc., dated December 13, 2022 and February 24, 2023 (or the latest revision thereof).
- d. Applicant shall comply with the provisions of the review letters of the Township Traffic Engineer, Heinrich & Klein Associates, Inc., dated May 20, 2022, November 28, 2022, and February 16, 2023.
  - e. Applicant shall comply with the provisions of the review comments of the Township Fire Marshal, dated May 6, 2022, December 8, 2022 and February 27, 2023 (or the latest revision thereof).
  - f. Applicant shall comply with the review comments of the Upper Gwynedd Township Planning Commission, as set forth in the January 11, 2023 minute of the Planning Commission.
  - g. Applicant shall comply with the comments of the Township Zoning Officer and Planning Consultant, E. Van Reiker, as set forth in the letters dated December 14, 2022 and March 7, 2023.
  - h. Applicant shall comply with the comments of the Township Environmental Advisory Council, as set forth in the review comments dated December 7, 2022.
  - i. Applicant shall provide “will serve” letters or other evidence that the premises are to be served by public water and sewer and shall submit signed agreements to the Township.
  - j. A fee in lieu of open space based on a per dwelling unit fee will be paid to Upper Gwynedd Township in the amount of \$1,880 per dwelling unit, for a total of \$18,800.
  - k. All outstanding Township fees associated with the review and approval of the foresaid plan shall be paid in full prior to the recording of the final plan.
  - l. Prior to plan recording, the Applicant shall verify that there are no existing easements, deed restrictions or covenants that would affect the proposed development.
  - m. Applicant agrees to submit a final plan to Upper Gwynedd Township and the Upper Gwynedd Township Engineer for review and approval prior to recording. This plan shall indicate compliance with all conditions set forth in this Resolution and all Engineer review comments including those contained in the Remington Vernick Engineering review letters dated December 16, 2022 and March 3, 2023 (or the latest revision thereof).
  - n. Prior to recording of the final plan, the Applicant shall provide the following

- executed agreements for recording in a form acceptable to the Township Solicitor, each of which shall be recorded concurrently with the final record plans:
- i. Land Development Agreement. Applicant shall enter into a Land Development Agreement with the Township.
  - ii. Escrow Agreement. Applicant shall enter into an Escrow Agreement and shall post adequate securities in order to construct public improvements, as determined by the Township Engineer.
  - iii. Stormwater Operation and Maintenance Agreement. Applicant shall enter into a Stormwater Operations and Maintenance Agreement, in a form acceptable to the Township Solicitor, which provides ongoing maintenance obligations for the Stormwater Management BMPs. Facilities, areas or structures used as Stormwater Management BMPs shall be enumerated as permanent real estate appurtenances and encumbered by the Applicant as deed restrictions or conservation easements that run with the land. The ownership and maintenance of these Stormwater Management BMPs shall be the responsibility of the individual Lot Owners and their heirs, successors or assigns.
  - iv. Easement Agreements. Applicant shall provide all required Easement Agreements.
  - v. Tapping Agreement. Applicant shall enter into a Tapping Agreement related to the public sanitary sewer capacity required for the Project.
- o. The Applicant shall, within ninety (90) days from the date of this Approval, submit final Mylars and papers to the Township for signature and recording at the Montgomery County Recorder of Deeds. There shall be two (2) Mylars and six (6) papers submitted. The record plans shall be submitted to the Township in the most recent version of AutoCAD and in PDF format. Following release and recording of the record plan, the Applicant shall notify the Township Manager and the Township Solicitor in writing of the plan book, page number and date of recording by the Montgomery County Recorder of Deeds.
  - p. Applicant shall pay final plan fees to the Township in the amount \$300.00.
  - q. Applicant shall pay a tree replacement fee to the Township in an amount determined by the Township Engineer related to the removal of trees from the Property.
  - r. Applicant shall pay tapping fees in the amount of \$3,973.00 per EDU, for a total of \$39,730.00. Additionally, Applicant shall pay a connection fee of \$350 per connection, for a total of \$3,500.00, which shall be payable upon submission of a building permit application.

- s. Applicant shall attend a pre-construction meeting with the Township staff to be held prior to commencement of work.
- t. Prior to the development of each individual lot, the applicant shall apply to Upper Gwynedd Township for a grading permit. This shall include the submission of a grading plan showing the actual building footprint and driveway location.
- u. Construction shall not continue past the foundation stage until the owner/builder has submitted certification that the first floor and garage floor elevations of the proposed structure conform to the plans submitted with the grading permit application. The certification shall be submitted to the Township Engineer and shall be signed and sealed by the responsible registered professional land surveyor licensed in the Commonwealth of Pennsylvania.
- v. The applicant shall contact the Township Engineer to perform a final grading inspection prior to issuance of an occupancy permit.
- w. The applicant shall submit a final as-built plan to the Township for review and approval prior to the issuance of an occupancy permit. This plan shall include stormwater management facilities.
- x. Dead street trees or trees within 100 feet of impervious surfaces must be replaced by the property owner within 6 months.
- y. Prior to the issuance of any Certificate of Occupancy or Use and Occupancy permit, Applicant, at its sole cost and expense, shall complete all steps necessary to dedicate any facilities proposed for dedication to the Township as set forth on the Record Plans, including but not limited to dedication of any rights-of-way.
- z. Prior to project completion, the Applicant shall submit three (3) sets of paper as-built plans, one (1) set of Mylars as-built plans, and an as-built file in the most recent version of AutoCAD and an as-built file in PDF format, that have been reviewed and approved by the Township Engineer.
- aa. All administrative, legal and engineering expenses owed to the Township for plan review and/or planning services shall be paid in full by the Applicant prior to release of signed record plans.
- bb. The Applicant shall comply in all respects with the rules, regulations and requirements of all governmental agencies and/or bodies having jurisdiction with respect to this Application and shall assume all costs, expense and responsibility in connection therewith, without any liability whatsoever on the part of the Township.



5. **Waivers.** Applicant is requesting, and the Board has approved, the following waivers of the Upper Gwynedd Township Subdivision and Land Development Ordinance (hereinafter “SALDO”):

a. §168-6.C(1), which requires that the plan show, for a distance of 100 feet outside the boundary of the tract being subdivided or developed, the location and size of existing and proposed sanitary sewers, manholes, storm sewers, inlets, culverts, bridges, waterlines, fire hydrants or other man-made features and all transmission lines and utility easements. Applicant has requested a waiver of this section of the ordinance due to the difficulty of obtaining the information for neighboring properties. Due to the scope of the project, the Board has GRANTED this waiver from this section of the Ordinance.

b. §168-13.B, which requires preliminary and final plans to be submitted one at a time. Applicant has requested a waiver to allow Preliminary and Final Plans to be submitted together and be reviewed concurrently. The Applicant has chosen to prepare the plans with the level of detail and design elements required for final plan approval, and all aspects of final approval have been considered. Due to the scope of the project, the Board has GRANTED this waiver from this section of the Ordinance.

c. §168-20.D(2)(a), which provides for minimum cartway of thirty (30) feet in width. Applicant has requested a waiver of this requirement to allow the cul-de-sac to have a minimum width of twenty-six (26) feet. Based upon the scope of the project and the site conditions, the Board has GRANTED this waiver from this section of the

[{01600681;V2}7](#)

Ordinance.

- d. §168-21.B, which precludes the use angled or perpendicular parking along the curbs of local, public or private access roads. The Applicant is requesting a waiver of this requirement to allow perpendicular parking along the proposed private street. Due to the scope of the project and the site conditions, the Board has GRANTED this waiver from this section of the Ordinance.
- e. §163-33.B, which requires the use of shade trees. Applicant has requested a waiver from this section of the Ordinance to allow the use of evergreen trees along the public trail to provide privacy to the dwelling units. Based upon the installation of the public trail, the Board has GRANTED this waiver from this section of the Ordinance.
- f. §109-15.A, which requires that the top or bottom edge of slopes shall be at least five feet from the property line and right-of-way line of streets. Applicant has requested a waiver from this section of the Ordinance to allow grading within five feet of the property lines and right-of-way lines of streets due to the physical conditions of the site. Given the scope of the property and the site conditions, the Board has GRANTED this waiver form this section of the Ordinance.

**BE IT FURTHER RESOLVED** by the Board of Commissioners of Upper Gwynedd Township that this preliminary final plan approval is further conditioned upon acceptance of the conditions contained herein by the Applicant and signifying acceptance thereof by signing a copy of this Resolution. In the event that the execution of this Resolution is not delivered to the Township within ten (10) days from receipt, it shall be deemed that the Applicant does not

accept these conditions and approvals conditioned upon his or her acceptance are hereby revoked, and the aforementioned Applicant's plan is considered to be denied for the reasons set forth above.

**RESOLVED** and **APPROVED** this 21<sup>st</sup> day of March, 2023.

BOARD OF COMMISSIONERS OF  
UPPER GWYNEDD TOWNSHIP

ATTEST:

\_\_\_\_\_  
Sandra Brookley Zadell, Secretary

By : \_\_\_\_\_  
Denise Hull, President

**ACCEPTANCE OF CONDITIONS:**

Pennington Property Group, LLC, the Applicant and Double Z Properties, LLC, the Owner of Parcel No. 56-00-09616-02-1 located at or near West Point Pike and Moyer Boulevard, Upper Gwynedd Township, does hereby acknowledge and accept the Preliminary/Final Subdivision and Land Development Plan Approval issued by the Board of Commissioners of Upper Gwynedd Township and accept the conditions contained herein as recited above.

Witness:

Applicant: Pennington Property Group,  
LLC

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Witness:

Owner: Double Z Properties, LLC

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

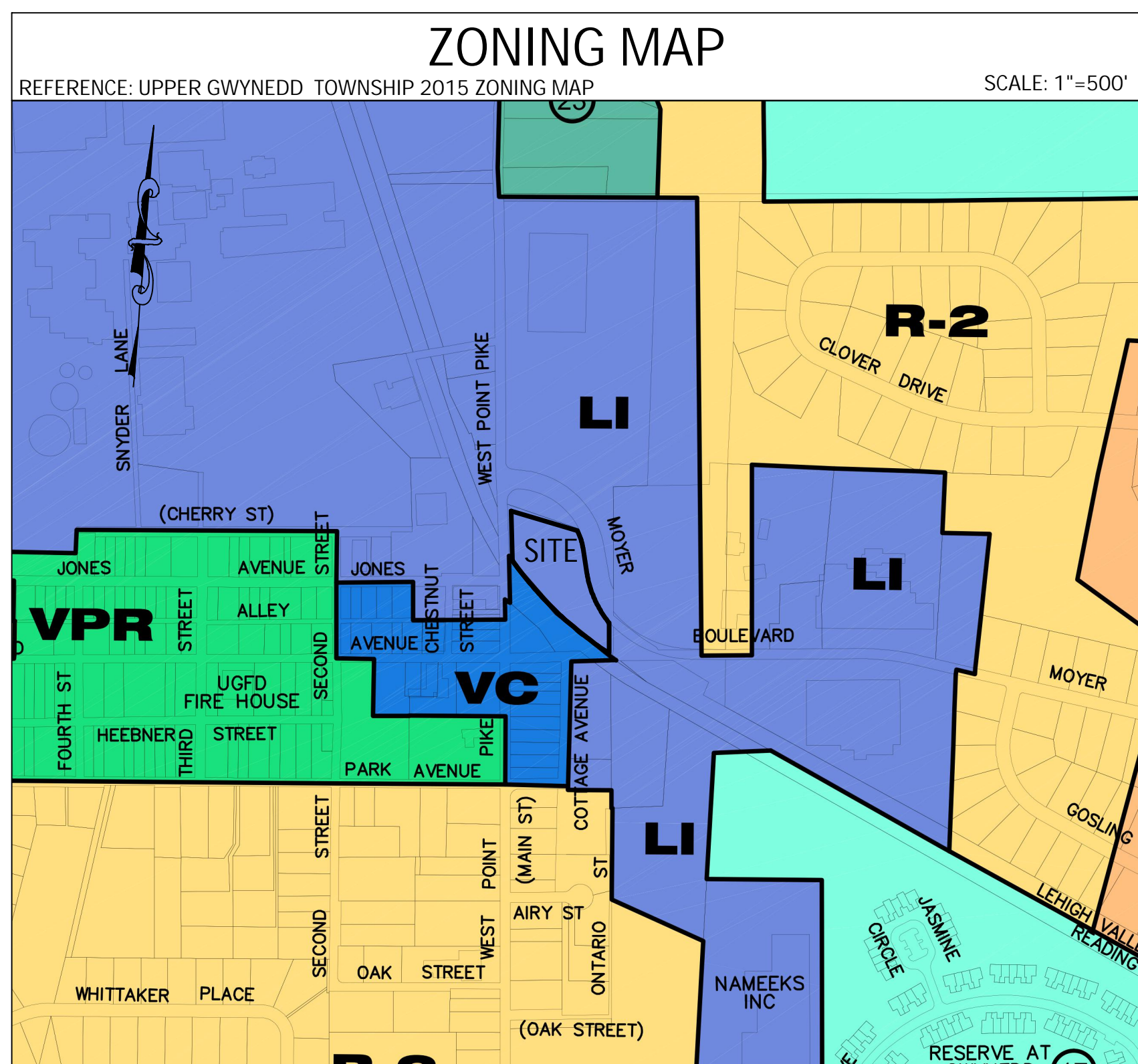
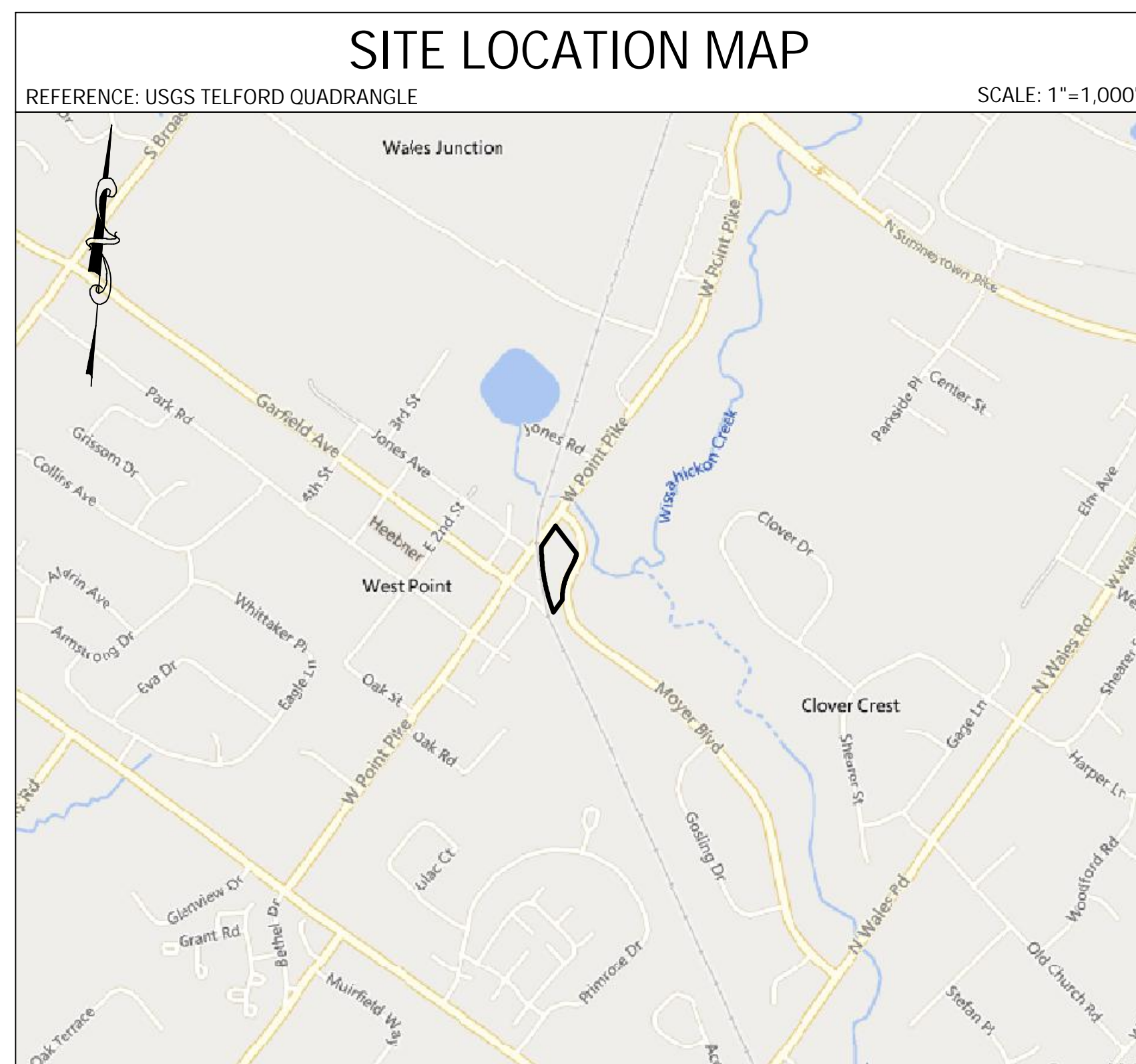
Date: \_\_\_\_\_




# PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS FOR MOYER BOULEVARD PROPERTY

TMP # 56-00-09616-02-1

Upper Gwynedd Township, Montgomery County, PA



**APPLICANT & OWNER:**  
PENNINGTON PROPERTY GROUP LLC  
P.O. BOX 35  
CHALFONT, PA 18914  
(267) 767-0876

**PREPARED BY:**  
 HOLMES CUNNINGHAM LLC  
409 EAST BUTLER AVENUE  
UNIT 5  
DOYLESTOWN, PA 18901  
(215) 586-3330

DRAWING LIST			
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISED DATE
1	C0.0	COVER SHEET	1/10/2023
2	C0.1	EXISTING CONDITIONS & DEMOLITION PLAN	1/10/2023
3	C1.0	RECORD SITE PLAN	1/10/2023
4	C1.1	SITE DETAILS	1/10/2023
5	C2.0	GRADING AND DRAINAGE PLAN	1/10/2023
6	C2.1	GRADING AND DRAINAGE DETAILS	1/10/2023
7	C3.0	UTILITY PLAN	1/10/2023
8	C3.1	UTILITY DETAILS	1/10/2023
9	C4.0	PROFILES	1/10/2023
10	C5.0	EROSION AND SEDIMENT CONTROL PLAN	1/10/2023
11	C5.1	EROSION AND SEDIMENT CONTROL DETAILS	1/10/2023
12	C5.2	EROSION AND SEDIMENT CONTROL DETAILS	1/10/2023
13	C5.3	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	1/10/2023
14	C5.4	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	1/10/2023
15	C6.0	LANDSCAPE AND LIGHTING PLAN	1/10/2023
16	C6.1	LANDSCAPE AND LIGHTING DETAILS	1/10/2023
17	C7.0	TRUCK TURN PLAN	1/10/2023

**NOTE:**  
SHEET 3 IS PROPOSED TO BE RECORDED AS THE RECORD PLANS FOR THIS PROJECT.

## CONTACTS

TOWNSHIP  
UPPER GWYNEDD TOWNSHIP  
1 PARKSIDE PLACE  
NORTH WALES, PA 19454  
PHONE: (215) 699-7777

TOWNSHIP ENGINEER  
REMINGTON & VERNICK ENGINEERS  
922 FAYETTE STREET  
CONSHOHOCKEN, PA 19428  
PHONE (610) 940-1050

SANITARY SEWER  
TOWNSHIP PUBLIC WORKS DEPARTMENT  
UPPER GWYNEDD TOWNSHIP  
1 PARKSIDE PLACE  
NORTH WALES, PA 19454  
PHONE: (215) 699-7777

WATER  
NORTH WALES WATER AUTHORITY  
200 WEST WALNUT STREET  
NORTH WALES, PA 19454  
PHONE (215) 699-4836

ELECTRIC AND GAS  
PHILADELPHIA ELECTRIC COMPANY  
BUCKS/MONT REGION CONTRACTOR AND  
BUILDER SERVICES  
400 PARK AVENUE  
WARMINSTER, PA 18974  
PHONE: (215) 956-3270  
FAX: (215) 956-3240

## ACT 187 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA, ACT 187 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.



SERIAL #20221872902

DATE:	1/10/2023
DATE:	11/15/2022
PROJECT #	1756
DRAWING #	C0.0
SHEET	1 OF 17



**PLAN NOTES:**

- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN TITLED "ALTA/ASPS LAND TITLE SURVEY" PREPARED BY CARROLL ENGINEERING CORPORATION DATED 07-06-2022.
- THE PROPOSED USE OF THE PROPERTY IS TWO-FAMILY DWELLINGS AND THE PROPERTY IS TO BE DEVELOPED AS A PLANNED COMMUNITY.
- PROPOSED BUILDING FOOTPRINT SHOWN IS APPROXIMATE AND WILL BE REFINED AS PART OF THE BUILDING PERMIT PROCESS.
- ALL UTILITIES ARE TO BE PLACED AND INSTALLED UNDERGROUND.
- REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS AND IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008, (800-242-1776).
- SUBJECT PROPERTY IS LOCATED WITHIN LIMITED INDUSTRIAL ZONING DISTRICT.
- FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 258 OF 451, COMMUNITY MAP NO. 4209560258 WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016. THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND BY PUBLIC SEWER.
- IN ACCORDANCE WITH SECTION 109-15.6, CONSTRUCTION OF ANY STRUCTURE REQUIRING A GRADING PLAN UNDER THIS CHAPTER SHALL NOT CONTINUE PAST THE FOUNDATION STAGE UNTIL THE OWNER/BUILDER HAS SUBMITTED CERTIFICATION THAT THE FIRST FLOOR AND GARAGE FLOOR ELEVATIONS OF THE PROPOSED STRUCTURE CONFORM TO THE PLANS SUBMITTED WITH THE GRADING PERMIT APPLICATION, THE CERTIFICATION SHALL BE SUBMITTED TO THE TOWNSHIP AND SHALL BE SIGNED AND SEALED BY THE RESPONSIBLE REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN PA.
- A BLANKET EASEMENT WILL BE GRANTED TO UPPER GWYNEDD TOWNSHIP TO PROVIDE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS/MAINTAIN THE PROPOSED STORMWATER BMPs IN THE EVENT THE PROPERTY OWNER(S) DO NOT PROPERLY MAINTAIN THEM.
- ON ANY LOT, NO WALL, FENCE, OBJECT OR STRUCTURE OF ANY KIND SHALL BE ERRECTED, ALTERED, OR MAINTAINED AND NO HEDGE, FREE, SHRUB, OR OTHER GROWTH SHALL BE PLANTED OR MAINTAINED WHICH MAY CAUSE DANGER TO TRAFFIC ON A ROAD BY OBSCURING THE VIEW. DRIVEWAYS SHALL BE LOCATED SO AS TO PROVIDE A CLEAR SIGHT TRIANGLE, MEASURED FROM THE INTERSECTING STREET CENTER LINE AND THE DRIVEWAY CENTERLINE, OF NOT LESS THAN 30 FEET.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING LOCATION AND/OR ELEVATION OF FEATURES AS SHOWN ON THESE PLANS IS BASED ON A SURVEY PREPARED BY CARROLL ENGINEERING CORPORATION DATED. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP STANDARDS AND TO PENNDOT PUBLICATION 408 LATEST EDITION AND THAT WHERE A DISCREPANCY OCCURS BETWEEN THE 2 STANDARDS, THE STRICTER STANDARD SHALL APPLY.
- SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AS STATED IN THE SEQUENCE OF CONSTRUCTION.
- UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
- NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (BMPs), FACILITIES, AREAS, OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE TOWNSHIP HAS BEEN OBTAINED. REFER TO THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (SHEET 13) FOR STORMWATER FACILITY PLANS AND DETAILS.
- NO PERSON SHALL PLACE ANY STRUCTURE (WITH OR WITHOUT FOUNDATION), FENCES, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR BMP WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP. REFER TO THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (SHEET 5) FOR STORMWATER FACILITY PLANS AND DETAILS.
- STORMWATER FACILITIES ARE DESIGNED TO CONTROL THE PEAK RATE AND RUNOFF VOLUME FROM THE SITE AS SHOWN, AS WELL AS AN ADDITIONAL 500 SQUARE FEET OF IMPERVIOUS AREA PER LOT, DRAINING UNDETAINED FROM THE SITE.
- BENCHMARK AT SANITARY MANHOLE RIM 317.05, BASED ON THE NAVD 88 DATUM.
- A UTILITY EASEMENT IS PROPOSED ALONG THE PROPOSED PRIVATE STREET FOR INSPECTION AND MAINTENANCE OF THE PROPOSED WATER AND SANITARY SEWER SYSTEMS FOR ACCESS BY NORTH WALES WATER AUTHORITY AND UPPER GWYNEDD TOWNSHIP.
- A SEPARATE SANITARY SEWER EASEMENT IS PROPOSED FOR INSPECTION AND MAINTENANCE OF THE PROPOSED SANITARY SEWER SYSTEMS FOR ACCESS BY UPPER GWYNEDD TOWNSHIP.
- A PUBLIC ACCESS EASEMENT IS PROPOSED FOR INSPECTION AND MAINTENANCE OF THE TRAIL BY UPPER GWYNEDD TOWNSHIP AND ACCESS OF THE TRAIL BY THE GENERAL PUBLIC.

**VARIANCES GRANTED BY THE UPPER GWYNEDD TOWNSHIP ZONING HEARING BOARD ON OCTOBER 25, 2022:**

A. A USE VARIANCE FROM SECTION 195-25(B) TO PERMIT TWIN DUPLEX RESIDENTIAL USES IN THE L-1 DISTRICT; AND

B. A DIMENSIONAL VARIANCE FROM SECTION 195-25.K(3)(A) TO PERMIT A FRONT YARD SETBACK OF 53 FEET 2 INCHES WHERE 75 FEET IS REQUIRED AS SHOWN IN THE PLANS AT A-7; AND

C. A DIMENSIONAL VARIANCE FROM SECTION 195-25.K(3)(B) TO PERMIT A REDUCED SIDE YARD SETBACK FROM THE NORTHEAST PROPERTY LINE WITH MERCX FOR THE CONSTRUCTION OF UNIT 10 AS SHOWN ON THE PLANS AT A-7 AND FOR THE CONSTRUCTION OF A REAR, UNCOVERED DECK OR PATIO NO GREATER THAN 12 FEET IN LENGTH AS MEASURED FROM THE REAR OF UNIT 10 TO THE REAR PROPERTY LINE; AND

D. A DIMENSIONAL VARIANCE FROM SECTION 195-25.K(3)(G)(L) TO PERMIT PARKING WITHIN THE FIRST 50 FEET OF THE REQUIRED FRONT YARD SETBACK.

**THE DECISION OF THE ZONING HEARING BOARD NOTED REFERENCE TO UH# AND I:**

H. THE PROPERTY WILL BE DEVELOPED AS A PLANNED COMMUNITY AND WILL NOT BE SUBDIVIDED INTO INDIVIDUAL LOTS OR PARCELS.

I. THE PLANNING COMMUNITY WILL HAVE A HOMEOWNER'S ASSOCIATION AND/OR SUCH OTHER APPROPRIATE GOVERNING DOCUMENTS THAT WILL RESTRICT ACCESSORY STRUCTURES AND PROHIBIT ANY INDIVIDUAL UNIT OWNERS FROM INSTALLING ANY CLOTHES LINE, FENCE, SHED OR SIMILAR ACCESSORY STORAGE STRUCTURE.

**WAIVERS REQUESTED:**

- GRADING, EXCAVATIONS AND FILLS §109-15.A - TO ALLOW GRADING WITHIN FIVE (5) FEET FROM THE PROPERTY LINES AND RIGHT-OF-WAY LINE OF STREETS.
- SALDO §168-6.C(1) - TO NOT SHOW EXISTING FEATURES FOR A DISTANCE OF 100 FEET FROM THE TRACT BOUNDARY.
- SALDO §168-13.B - TO ALLOW THE PLAN TO BE SUBMITTED FOR PRELIMINARY/FINAL PLAN SUBMISSION AND APPROVAL.
- SALDO §168-20.D(2)(g) - TO ALLOW A CUL-DE-SAC STREET WITH LESS THAN THIRTY (30) FOOT WIDE CARTWAY.
- SALDO §168-21.B - TO ALLOW PERPENDICULAR PARKING ALONG A PRIVATE ACCESS ROAD.
- SALDO §168-33.B - TO ALLOW EVERGREENS TO BE USED TO MEET THE SHADE TREE REQUIREMENTS ALONG WEST POINT PIKE.

ZONING TABLE			
CURRENT ZONING DISTRICT: LIMITED INDUSTRIAL			
ITEM	REQUIRED / PERMITTED	PROPOSED	ORDINANCE SECTION
Land Use		Two-Family Dwellings (V)	195-25.B
Min. Lot Area	43,560 SF	103,193 SF	195-25.K(1)
Min. Lot Width at Building Line	200 FT	> 200 FT	195-25.K(1)
Min. Front Yard Setback	75 FT	50.5 FT (V)	195-25.K(3)(a)(2)
Min. Side Yard Setback (One Side)	25 FT	10.1 FT (V)	195-25.K(3)(b)
Min. Rear Yard Setback	40 FT	46.3 FT	195-25.K(3)(c)
Max. Building Coverage	25.91%	11.6%	195-25.K(2)
Max. Building Height	35 FT	35 FT	195-9.M(1)
Min. Driveway Setback from Property Line	10 FT	10 FT	195-25.K(3)(d)
Min. Number of Parking Spaces	2 Spaces Per Unit	40 Spaces (4 Spaces Per Unit)	195-28.A
Min. Parking Setback within Front Yard	50 FT	20 FT (V)	195-25.K(3)(g)(1)
Min. Parking Setback from Property Line	10 FT	20 FT	195-25.K(3)(g)(4)
Max. Number of Dwelling Units	10	10	See ZHB Decision
(V) Variance Granted			

**APPLICANT & OWNER:**  
**PENNINGTON PROPERTY GROUP LLC**  
**P.O. BOX 35**  
**CHALFONT, PA 18914**  
**(267) 767-0876**

**SIGN LEGEND**

STOP SIGN

NO PARKING FIRE LANE

(ALL SIGNS SHALL CONFORM WITH PENNDOT PUBLICATION 236)

REVIEWED BY THE TOWNSHIP ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER GWYNEDD TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ CHAIRMAN

\_\_\_\_\_ SECRETARY

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

DATE \_\_\_\_\_ STEPHEN MURPHY, PLS.  
 CARROLL ENGINEERING CORPORATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPOSED GRADING ACTIVITIES SHALL NOT SIGNIFICANTLY INCREASE STORMWATER RUNOFF TO AND/OR OTHERWISE IMPACT DOWNSTREAM PROPERTIES EXCEPT AS MAY BE PART OF AN APPROVED STORMWATER RUNOFF COLLECTION AND MANAGEMENT PLAN.

DATE \_\_\_\_\_ ROBERT CUNNINGHAM, P.E.  
 HOLMES CUNNINGHAM ENGINEERING

I HEREBY CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

\_\_\_\_\_ BENJAMIN GOLDTHORP, MEMBER

OWNER'S ACKNOWLEDGMENT: STATE OF PENNSYLVANIA  
 COUNTY OF MONTGOMERY

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF UPPER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ NOTARY PUBLIC

RECORDED PLAN  
 RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA, IN PLAN FILE CASE \_\_\_\_\_ D.B. NO \_\_\_\_\_ PAGE \_\_\_\_\_

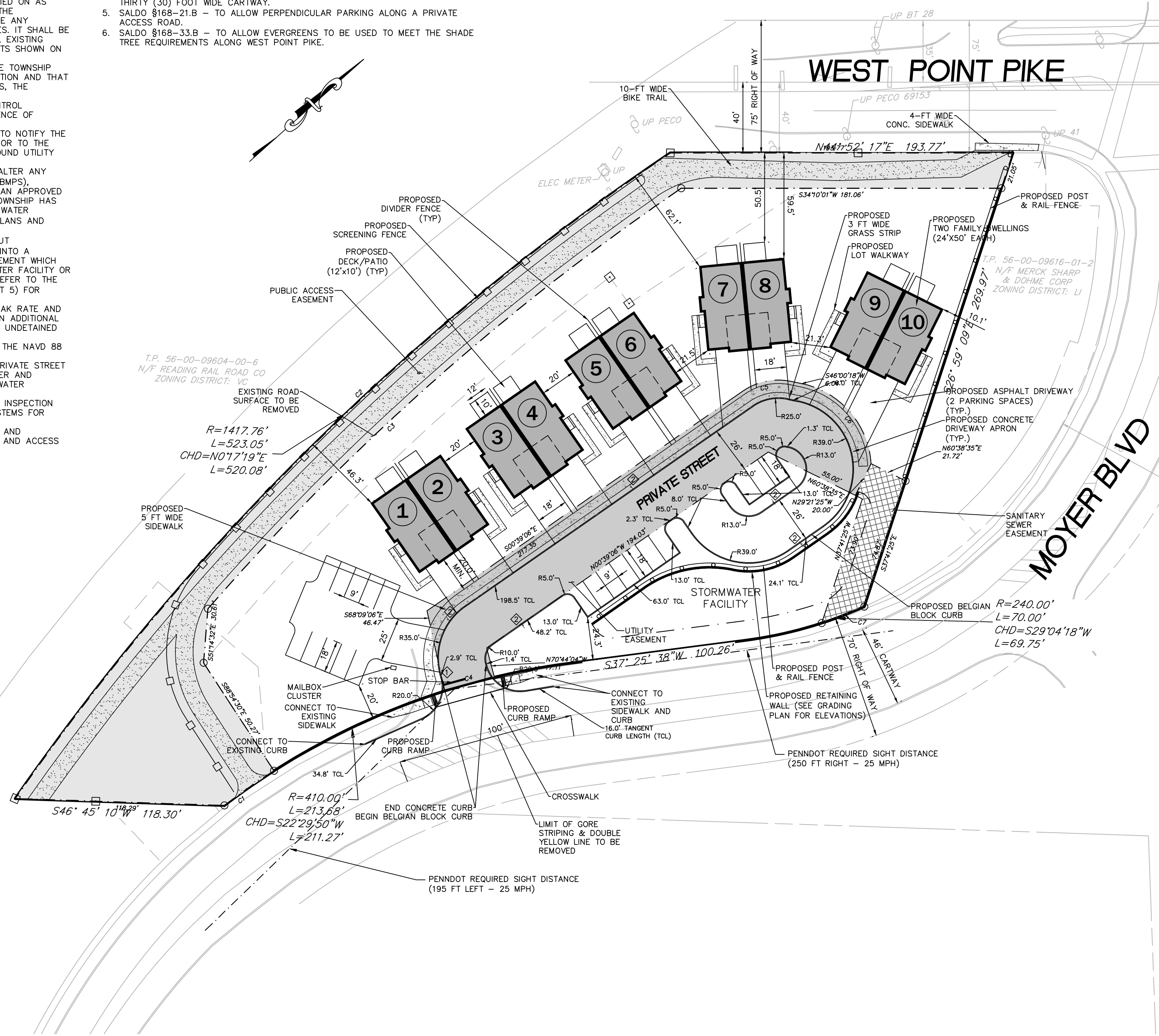
\_\_\_\_\_ RECORDER

I, ROBERT CUNNINGHAM, P.E., ON THIS DATE \_\_\_\_\_, HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS.

DATE \_\_\_\_\_ ROBERT CUNNINGHAM, P.E.  
 HOLMES CUNNINGHAM ENGINEERING

**SITE PLAN LEGEND**

- CURB LINE
- PROPERTY LINE
- STORMWATER FACILITY
- BUILDING
- TRAFFIC SIGNAGE
- PROPOSED ASPHALT TRAIL
- PROPOSED CONCRETE
- PROPOSED MONUMENT
- PROPOSED IRON PIN
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT



Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	34.23'	414.83'	004°43'41"	500°43'51"E 34.22'
C2	523.04'	1418.19'	021°07'53"	N102°45'50"W 520.08'
C3	358.98'	1397.43'	014°43'06"	S07°27'14"E 357.99'
C4	29.26'	405.41'	004°08'09"	N18°37'06"E 29.26'
C5	28.91'	35.50'	046°39'24"	S22°40'36"W 28.12'
C6	64.39'	49.50'	074°31'49"	S83°16'13"W 59.94'
C7	25.82'	239.01'	008°11'26"	S13°08'08"W 25.81'

IMPERVIOUS CALCULATIONS	
Lot Area (SF)	103,193
Proposed Buildings	12,000
Proposed Deck/ Patio	1,200
Proposed Lot Walkways	1,370
Proposed Asphalt	19,820
Proposed Curb	405
Proposed Concrete Sidewalk and Aprons	2,372
Proposed Asphalt Trail	8,183
Total Proposed Impervious	45,350
Proposed Impervious Coverage	43.9%

Holmes Cunningham LLC  
 409 E. Butler Ave.  
 Unit 5  
 Doylestown, PA 18901  
 (215) 586-3330  
 www.hcengineering.net

REVISIONS	Description	Revised per Comments
Date	01/10/2023	

**MOYER BOULEVARD PROPERTY**  
 TPN # 66-00-09616-02-1  
 WEST POINT PIKE AND MOYER BLVD  
 UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA  
**RECORD SITE PLAN**

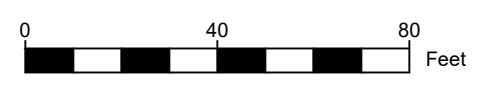
ROBERT T. CUNNINGHAM, P.E.  
 PENNSYLVANIA PROFESSIONAL ENGINEER  
 LICENSE NO. PE076424

File No.  
**1756\_C1.0.DWG**

HCE Job 1756  
 Date 11/15/2022  
 Scale 1"=40'  
 Designed RC  
 Sheet 3 of 17

Drawing No.  
**C1.0**

NOTE:  
 SHEETS 1 THROUGH 17, INCLUSIVE, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN WHICH HAS BEEN PREPARED BY HOLMES CUNNINGHAM ENGINEERING, DATED NOVEMBER 15, 2022, CONTAINING 17 SHEETS. ONLY THOSE SHEETS LABELED AS "RECORD PLAN" SHALL BE RECORDED.







Kristin Holmes, P.E., LEED AP  
Robert Cunningham, P.E., LEED AP

February 13, 2023

Megan Weaver, Assistant Township Manager  
Upper Gwynedd Township  
1 Parkside Place  
North Wales, PA 19454

**RE: Moyer Boulevard Property  
Upper Gwynedd Township, Montgomery County, PA  
HCE Project No.: 1756**

Dear Ms. Weaver:

Enclosed please find the following materials for a resubmission of the above referenced land development application.

- Preliminary Final Land Development Plans last revised January 10, 2023;
- PCSM Report last revised January 10, 2023;
- Waiver Letter dated February 10, 2023;

We are in receipt of a review letter for the above-referenced project. Below please find responses to each of the comments contained in this letter.

*Review Letter from Upper Gwynedd Township dated December 14, 2022.*

#### Background

- a. Pennington Property Group, LLC has submitted a Preliminary/Final Land Development Plan for the subject property consisting of 2.36 acres. This proposal was previously reviewed as a Sketch plan and by the Upper Gwynedd Township Zoning Hearing Board (ZHB #22-15).  
**Response: Acknowledged.**
- b. The general site plan as well as the number of dwelling units is generally unchanged from the original sketch plan except that an additional overflow parking area has been added to accommodate 10 parking spaces in addition to those provided along the interior streets and doublewide driveways at each dwelling unit.  
**Response: Acknowledged.**

#### Zoning

- a. The Zoning Hearing Board granted relief consisting of required dimensional and use variances in order to accommodate the subject development plan.  
**Response: Acknowledged.**
- b. It should be noted that sheet 3 of 17 the date of the Decision should be corrected to read: October 25, 2022.  
**Response: The date has been revised.**
- c. The Decision of the Zoning Hearing Board included reference to the fact (See II.9.H and I that state:

H. "The Property will be developed as a planned community and will not be subdivided into individual lots or parcels."

**Response: The statement has been added to the Record Site Plan.**

I. "The planning community will have a homeowner's association and/or such other appropriate governing documents that will restrict accessory structures and prohibit any individual unit owners from installing any clothes line, fence, shed or similar accessory storage structure."

**Response: The statement has been added to the Record Site Plan.**

d. Applicant shall provide HOA documents which shall be submitted for the review and approval of the Township Solicitor. Additional restrictions or limitations relative to the use of the land shall be identified on the Plan.

**Response: The HOA covenants and restrictions have been submitted to the township for review.**

e. The Zoning Table at sheet 3 of 17 should be updated to provide a line for:

	<u>Required/permitted</u>	<u>Proposed</u>	<u>Ordinance Section</u>
Number of Dwelling Units	10(max)	10	See ZHB Decision

**Response: The Zoning Table has been updated.**

#### Site Plan Comments

a. Applicant shall remove all dead or dying existing vegetation including any ash trees and additional "scrubby vegetation" as noted by Rachel Sclan Vahey in her May 4, 2022 memo (see attached).

**Response: The plans have been revised to note the removal of such vegetation.**

b. The Plan should be revised to provide either individual entrance lights or lamp post per each dwelling unit consistent with SALDO Section 168-48.G(2).

**Response: the plan have been revised to comply with the above code section.**

c. The proposed deck/patio to the rear of each dwelling unit should be dimensioned. Separation dividers between the rear deck/patio should be detailed.

**Response: The deck/patio have been dimensioned. The divider fence will be the same as the screen fence.**

d. A detail of post and rail fence is provided at sheet 4 of 17. Where is that fence proposed to be located?

**Response: The proposed post and rail fence is located along the stormwater facility's retaining wall.**

e. The location of a community entrance sign – if proposed should be located on the Plan along with a detail of the size, height and development name. A name for the interior private street should be submitted for approval by the Township Fire Marshal and Chief of Police.

**Response: At this time, no community entrance sign is proposed. If possible, we would look for addresses as Moyer Blvd and not provide a new street name.**

Review Letter from Remington & Vernick dated December 16, 2022.



1. Existing Curb Ramps – provide an upgrade to the three existing curb ramps to include detectable warning surfaces.  
**Response: The plans have been revised to include new detectable warning surfaces.**
2. Provide a crosswalk at the proposed cul-de-sac entrance.  
**Response: The crosswalk has been included.**
3. §163-26.A – provide a stormwater management peak rate control chart showing compliance with the ordinance.  
**Response: A chart showing compliance with the ordinance is included in the Post Construction Management Plan Narrative.**
4. Section §163-35.A – The property owner shall sign and record an Operations and Maintenance Agreement with the Township.  
**Response: Acknowledged.**
5. In the Post Construction Stormwater Management Plan Narrative – storm sewer tabulation – provide the full capacity values that are missing (0.00).  
**Response: The storm sewer tabulation has been revised.**
6. Provide a PADEP NPDES Permit (§163-19.A).  
**Response: Acknowledged.**
7. Planned Multi-Use Trail along western edge of the property shall be included on the plan. Only the trail along the north side is shown (along West Point Pike); however, the trail along the west side (parallel to railroad property) is to be constructed as well.  
**Response: The Planned Multi-Use Trail along western edge of the property has been included on the plans.**
8. Provide dust control measures (§168-25.E(8)).  
**Response: A note has been added to the plans.**
9. Grading is to be set back five (5) feet from property lines or right-of-way lines of streets (§109-15.A).  
**Response: A waiver has been requested.**
10. Section §168-10.A(1) – add Moyer Boulevard cartway width.  
**Response: The cartway width has been added.**
11. Section §168-20.D(2)(a) – cul-de-sac streets are required to have a thirty (30) foot wide cartway.  
**Response: A waiver has been requested.**
12. Section §168-21.B – no perpendicular parking along private access roads.  
**Response: “No Parking Fire Lane” signs have been provided along the cul-de-sac. Waiver**
13. Section §168-29.A – provide monuments at all tract corners and curve points where existing monumentation does not exist.  
**Response: Monuments at tract corners have been provided.**
14. Section §168-21.M – provide street lighting to provide a minimum one (1) footcandle on all parking locations. Provide footcandle mapping.

**Response: The plans have been revised to comply with the above code section.**

15. Section §168-34.B(4) – in proposed land developments which provide housing for two or more families, the Owner is required to dedicate land for park and open space or pay a fee in-lieu-of.

**Response: The township fee in lieu of park and open space land dedication will be paid.**

16. Section §168-56 – list Requested Waivers on the Record Plan Sheet.

**Response: The Requested Waivers have been listed on the Record Plan Sheet.**

17. Plan Sheet 2 – label the existing road names.

**Response: The existing road names have been labeled.**

18. Plan Sheet 2 – add a scale bar.

**Response: The scale bar has been added.**

19. Plan Sheet 2 – list the 'AL Signs'.

**Response: All existing signs have been labeled.**

20. Plan Sheet 2 – rotate the existing signs to properly face traffic.

**Response: The existing signs have been rotated.**

21. Plan Sheet 3 – provide tangent curb lengths for the proposed private street.

**Response: The plans have been revised.**

22. Plan Sheet 3 – provide adjacent property owner information.

**Response: The adjacent property owner information has been added to the plans.**

23. Plan Sheet 3 – provide permanent markers for the existing utility easement in the rear yards of Units 1 through 8.

**Response: Monuments for the existing utility easement have been provided.**

24. Plan Sheet 3 – Plan Note 19 – the benchmark could not be located (Sanitary MH with a rim elevation of 330.17).

**Response: The benchmark rim elevation has been revised.**

25. Plan Sheet 3 – the proposed screening fence posts are shown penetrating the existing gas line (post hole digger).

**Response: The proposed fence has been moved.**

26. Plan Sheet 3 – provide the owner of the existing utility easement and obtain permission for grading, bike trail construction and screening fence installation.

**Response: Permission for improvements in the easement don't appear to be required. The proposed improvements are in the area of the previous Moyer Blvd and there is minimal grading and no cut in the area. The fence and plantings have been adjusted to avoid the utility lines. Additionally, the proposed plans will be coordinated with Peco during utility design.**

27. Plan Sheet 4 – Title Block – revise the scale (NTS).

**Response: The scale label has been revised.**

28. Plan Sheet 4 – Post and Rail Fence Chart – revise the dimension for the distance between the rails.  
**Response: The detail has been revised.**
29. Plan Sheet 4 – Post and Rail Fence Chart – coordinate the post size (5" square) with the proposed segmental block retaining wall sleeve-it (4" X 4" Max.).  
**Response: The detail has been revised.**
30. Plan Sheet 4 – Post and Rail Fence – add a note that the wire mesh is to be kept 4" off of finished grade (to prevent leaf and debris capture).  
**Response: The note has been added to the detail.**
31. Plan Sheet 6 – Title Block – revise the scale (NTS).  
**Response: The scale label has been revised.**
32. Plan Sheet 7 – verify with PECO that the proposed water service laterals and fire hydrant connection line will clear the underground electric lines(s).  
**Response: The proposed water service laterals and fire hydrant have been relocated.**
33. Plan Sheet 7 – can the proposed sanitary main clear the existing sanitary line prior to tying into the existing manhole.  
**Response: The proposed sanitary main crown has been designed to be approximately 1.5 feet below the existing sanitary main invert.**
34. Plan Sheet 8 – provide a Fire Hydrant detail.  
**Response: The detail has been provided.**
35. Plan Sheet 9 – Ex. Inlet to OS-1 Profile – show the emergency spillway and existing sidewalk.  
**Response: The profile view has been revised.**
36. Plan Sheet 9 – Ex. SMH to SMH-4 Profiles – what is the AC pipe and size.  
**Response: The label has been revised.**
37. Plan Sheet 11 – Tree Protection Fencing Detail – show this on the plans.  
**Response: The tree protection fencing has been shown on the plans.**
38. Plan Sheet 12 – replace Standard Construction Detail #4-6 with #4-4.  
**Response: The Detail has been replaced.**
39. Plan Sheet 15 – obtain permission to plant the proposed evergreens in the existing utility easement on top of the gas line.  
**Response: The plans will be coordinated with Peco for gas and electric design.**
40. Plan Sheet 16 – remove the Tree Protection Fencing Detail – it appears on Plan Sheet 11.  
**Response: The has been removed.**

Review Letter from Upper Gwynedd Township Fire Marshal dated December 8, 2022.

1. After reviewing the plans for the Pennington properties/Moyer Boulevard subdivision, I would like to see some changes to the located of the proposed fire hydrant. I would like to see the hydrant

moved closer to Moyer Boulevard. This would allow for the hydrant to be used for the proposed subdivision as well as serving the rest of Moyer Boulevard.

**Response: The proposed hydrant has been moved to be closer to Moyer Boulevard.**

2. I would also request that an additional fire hydrant be installed on the Moyer Boulevard side of the turnaround. This hydrant would ideally be tied into the North Wales Water Authority's 16-inch water main on Moyer Boulevard as opposed to the 10-inch water main that runs along the train tracks and the rear of the proposed homes. This hydrant "T" could be located in the same vicinity as the proposed 8-inch PVC sewer main that will also span across Moyer Boulevard. This hydrant would allow the fire department to secure a positive water supply without laying large diameter hose across the entrance of the development which would prohibit other fire apparatus from entering the development. This additional hydrant would prove extremely valuable and would complement the strategies and tactics used in firefighting in cul-de-sacs and turnarounds, such as the one that is proposed.

**Response: A additional hydrant has been included to the proposed water system.**

Review Letter from Upper Gwynedd Township EAC dated December 7, 2022.

#### Green Stormwater Infrastructure (GSI)

1. Does the project proposed to incorporate any GSI such as constructed wetlands, rain gardens, bioswales, etc. to buffer high-flow rates and facilitate biological removal of nutrients (phytoremediation) from water leaving the site?
  - a. Proposes one rain garden that will be seeded using a native rain garden seed mix.  
**Response: Acknowledged.**
2. For high-density or other projects with a large impervious footprint, were cutouts and traffic calming measures, etc. co-designed as stormwater control measures?
  - a. Consider adding some native shrubs to the proposed rain garden.  
**Response: The plans have been revised to include native shrubs in the rain garden.**
  - b. Consider landscaping the drainage areas around CB-4 and CB-7 to serve as additional rain gardens.  
**Response: Additional shrubs have been provided around CB-7.**
  - c. Consider incorporating bioswales into buffer/transition areas throughout the project site.  
**Response: The majority of site runoff will be treated through a vegetated rain garden. The remainder of pervious areas will be permanently vegetated or landscaped.**
  - d. Consider incorporating green stormwater control features into the central parking cutout.  
**Response: The majority of site runoff will be treated through a vegetated rain garden. The remainder of pervious areas will be permanently vegetated or landscaped.**

#### Tree/Vegetation Coverage

1. Are any mature, native trees proposed to be removed?

- a. Consider surveying the property to determine the amount of healthy, mature (6-48" + dbh) native trees to be removed.

**Response: The existing vegetation has been evaluated by a registered landscape architect and the appropriate vegetation will be removed.**

- b. Consider replacing London plane tree with American Sycamore (*Platanus occidentalis*) and Norway spruce with a native evergreen or shrub.

**Response: The plans have been revised to show the American Sycamore.**

### Light Pollution

1. Are there plans for exterior illumination?

- a. Consider installing lighting fixtures that face downward and/or have light shields to direct the light towards the ground and minimize glare.

**Response: The street light detail is a full cutoff light.**

- b. Consider using only warm color temperature lights (typically 3,000K or less).

**Response: The street light detail has been revised to 3,000K.**

### Noise

1. Will the project generate excessive noise that could impact neighboring properties or sensitive wildlife during construction or operation?

- a. Local population and wildlife would be acclimated to existing noise from road, railroad and other nearby disturbances.

**Response: Acknowledged.**

### Renewable Energy Transition

1. Does this project incorporate any design measures to accommodate the transition to renewable energy and/or the reduction of greenhouse gas emissions?

- a. Consider design measures to accommodate the transition to renewable energy and/or the reduction of greenhouse gas emissions.

**Response: Wiring will be installed in each garage to accommodate electric vehicles.**

### Wildlife, Habitat and Natural Resource Management

1. Will project result in any direct or indirect loss of wildlife or habitat?

- a. Some local wildlife would be lost during construction, including terrestrial mammals, reptiles, amphibians and insects. Nesting birds would be directly impacted and offspring lost if clearing activities were to occur during the nesting season. Some tree-dwelling bats may also be impacted if clearing were to occur in the warmer months. Wildlife habitat, including foraging and nesting, would be permanently lost as a result of the project.

**Response: A fee in lieu of open space and park land will be provided.**

- b. Consider planting additional trees that would be beneficial to local wildlife in areas of the project to remain as open space. Consider working with the Township or Wissahickon Trails

to provide for additional native tree plantings along the nearby riparian corridor to replace canopy lost from Emerald ash border.

**Response: The landscape plan has been revised to add additional plant material.**

2. Will the project directly or indirectly conflict with any management plans for open space, conservation areas or natural resources (i.e., Wissahickon Clean Water Partnership)?

a. May be in conflict with provisions of the Wissahickon Water Quality Improvement Plan (WQIP).

**Response: The stormwater management has been designed to meet township and state stormwater management requirements.**

b. The project is in close proximity to the Wissahickon Creek riparian corridor, and some mapping shows a tributary stream bisecting the project site. Consider evaluating how the project could impact the water quality of the Wissahickon with regard to increased stormwater runoff, overall stormwater management and conformance with the goals of the WQIP.

**Response: The stormwater management has been designed to meet township and state stormwater management requirements.**

c. Consider conducting a wetland/stream delineation of the site and describe any resources that may be present and potentially impacted by the project.

**Response: A certified wetland scientist has evaluated the project site and found no wetlands.**

#### Additional Considerations

1. Describe any other environmental considerations in the proposed project, for example; outdoor recreation and open space, LEED design elements, wildlife-favoring features, etc.

a. An alternative route of the Liberty Bell Trail is proposed to traverse western boundary of the project site (see Feasibility Study). Consider analyzing this proposal and how this project could impact or accommodate this proposed trail route.

**Response: A walking trail has been provided along our western property boundary.**

#### Traffic Review Letter from Heinrich & Klein Associates, Inc. dated November 28, 2022.

1. Original Comment: A residential development comprised of 10 twin homes can be expected to generate 72 trips per day (total inbound and outbound) with peak hour trip generation of 5 trips during the morning peak hour (2 inbound trips and 3 outbound trips) and 6 trips during the afternoon per hour (4 inbound trips and 2 outbound trips).

New Comment: No further response is required.

**Response: Acknowledged.**

2. Original Comment: Available and required sight distances for site access should be labeled on the plan in accordance PennDOT criteria. A sight distance easement may be required to the west of the access driveway to preserve and maintain sight lines that cross private property.

New Comment: Satisfied.

**Response: Acknowledged.**

3. Original Comment: The access driveway and internal circulation should be evaluated for the appropriate design vehicle.

New Comment: Partially satisfied. If trash collection vehicles are to enter the site, the access driveway (all turning movements) and internal circulation should also be evaluated for a trash collection vehicle

**Response: The truck turning template has been updated.**

4. Original Comment: Moyer Boulevard should be re-stripped to remove gore pavement markings and lane lines across the opening of the cul-de-sac.

New Comment: The note "Gore Stripping To Be Removed" is not sufficient. The plans must indicate the extent to which the gore markings will be removed/revise.

**Response: The extent to which the gore markings will be removed has been indicated.**

5. Original Comment: The curb ramps across the driveway opening should be evaluated, and upgraded if necessary, to ensure they are ADA compliant.

New Comment: The note "Proposed Curb Ramp" is not sufficient. A detail of the two proposed curb ramps must be provided in the plans.

**Response: A detail has been provided.**

6. Original Comment: It is desirable to provide a grass strip between the proposed sidewalk and the curb along the cul-de-sac.

New Comment: Satisfied.

**Response: Acknowledged.**

7. Original Comment: The minimum length of the driveways for each unit should be no less than 20 feet from garage door to the sidewalk.

New Comment: Satisfied.

**Response: Acknowledged.**

Review Letter from Gilmore & Associates, Inc. dated December 13, 2022.

#### General Comments

1. If the sanitary sewer main extension on the private street is to be dedicated to the Township, a sanitary sewer easement should be prepared and submitted for review.

**Response: An easement has been added to the plans. A legal description will be provided under separate cover.**

#### Drawing No. C3.0: Utility Plan

1. The proposed sewer main material should be specified and meet Upper Gwynedd Township's standards and specifications. All gravity sanitary sewers located in the roadway that are 12" and smaller must be of either Class 52 DIP or DR 18 pipe.

**Response: The proposed sewer main material has been specified.**

2. The proposed sanitary sewer laterals should be labeled with both the size of the pipe and the proposed materials. Both the size and materials should meet Upper Gwynedd Township's standards and specifications. Sanitary sewer laterals should be 6" and either Class 52 DIP or DR 18 pipe when located under a roadway and 6" SDR-26 when below unpaved surfaces.

**Response: The proposed sanitary lateral material has been specified as DR 18.**

#### Drawing No. C3.1: Utility Details



1. A drop manhole detail is required. The drop manhole should be specified and meet Upper Gwynedd Township's standards and specifications.  
**Response: The detail has been included.**
2. A lateral connection detail is required. The lateral connection should be specified and meet Upper Gwynedd Township's standards and specifications.  
**Response: A lateral connection detail has been included.**
3. The "Heavy Duty Ductile Iron Manhole Frame and Hinged Cover" Detail is partially cut off.  
**Response: The detail has been revised.**

Drawing No. C4.0: Profiles

1. In profile "EX.SMH TO SMH-4 PROFILE" the label for the "AC PIPE" is partially cut off.  
**Response: The profile view has been revised to show the label completely.**

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or [tom@hceengineering.net](mailto:tom@hceengineering.net)

Very truly yours,  
**Holmes Cunningham Engineering**



Thomas Borghetti, P.E.  
Project Engineer

Cc: Ben Goldthorp – Pennington Property Group  
Rob Cunningham - HCE

O:\1756 - Moyer Blvd\Outbound\Twp 2023-02-13 Response Letter.docx





Kristin Holmes, P.E., LEED AP  
Robert Cunningham, P.E., LEED AP

November 18, 2022  
Revised February 10, 2023

Megan Weaver, Assistant Township Manager  
Upper Gwynedd Township  
One Parkside Place  
North Wales, PA 19454

**RE: Moyer Boulevard Property  
Upper Gwynedd Township, Montgomery County, Pennsylvania  
HCE Project No.: 1756**

Dear Ms. Weaver:

In regards to the above referenced land development project, the applicant requests the following waivers from the Township Ordinances.

1. SALDO Section 168-6.C.1 – The applicant is requesting a waiver from showing existing features for a distance of 100 feet outside the boundary of the tract. The existing information immediately adjacent to the tract and within the adjacent roadways have been provided. An aerial photograph has been provided and the applicant agrees to provide additional information as requested to the satisfaction of the township engineer.
2. SALDO Section 168-13.B – The applicant is requesting a waiver to allow the plan to be submitted for preliminary/final plan submission and approval. The plans submitted are compliant with all requirements of the SALDO for a final plan submission.
3. SALDO Section 168-33.B- The applicant is requesting a waiver to allow Evergreens to be used to meet the shade tree requirements along West Point Pike. A greater quantity of Evergreens shall be used to create a continuous buffer along rear yard of units abutting West Point Pike. This will create more privacy for the units and be consistent with the rear yard throughout the site.
4. *GRADING, EXCAVATIONS AND FILLS §109-15.A – The applicant is requesting a waiver to allow grading within five (5) feet from the property lines and right-of-way line of streets. The proposed asphalt path, stormwater facility and unit toward the eastern property line are in close proximity to the boundary. Grading within 5 feet of the property line is required to provide adequate drainage.*
5. *SALDO §168-20.D(2)(a) – The applicant is requesting a waiver to allow a cul-de-sac street with less than thirty (30) foot wide cartway. The proposed road is private and adequately serves the community with a 26 foot wide cartway. No parallel parking is proposed along the roadway. Additionally, the lesser cartway width reduces the impervious on the property.*
6. *SALDO §168-21.B – The applicant is requesting a waiver to allow perpendicular parking along a private access road. Parallel Parking is restricted along the access road. The perpendicular parking provides additional guest spaces for the community. Additionally, the parking is delineated from the drive aisle by curbing.*

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or [tom@hceengineering.net](mailto:tom@hceengineering.net).

Very truly yours,  
**Holmes Cunningham Engineering**



Thomas Borghetti  
Project Engineer

cc: Ben Goldthorp – Pennington Property Group  
Rob Cunningham - HCE

March 3, 2023

Ms. Megan Weaver  
Assistant Township Manager  
Upper Gwynedd Township  
1 Parkside Place  
North Wales, PA 19454

**Re: Preliminary / Final Land Development Plan Review – Second Review  
Moyer Boulevard Property (Moyer Blvd & W. Point Pike)  
Upper Gwynedd Township  
TMP 56-00-09616-02-1  
RVE File #PMUGP057**

Dear Ms. Weaver:

**Remington & Vernick Engineers (RVE)**, on behalf of Upper Gwynedd Township, has reviewed the following submission materials in connection with the above-mentioned Preliminary / Final Plan review:

- Preliminary / Final Land Development Plans for Moyer Boulevard Property (17 sheets) dated November 15, 2022, and last revised January 10, 2023, as prepared by Holmes Cunningham LLC, Doylestown, PA.
- Post Construction Stormwater Management Plan Narrative dated November 15, 2022, and last revised January 10, 2023, as prepared by Holmes Cunningham LLC, Doylestown, PA.
- Waiver Request Letter dated November 18, 2022, and last revised February 10, 2023, as prepared by Holmes Cunningham LLC, Doylestown, PA.
- Transmittal / Response Letter dated February 13, 2023, as prepared by Holmes Cunningham LLC, Doylestown, PA.
- Montgomery County Conservation District NPDES Permit Completeness Notification Letter dated February 28, 2023.

## **I. GENERAL INFORMATION**

Owner: Double Z Properties, LLC  
645 North Wales Road  
North Wales, PA 19454

Applicant &  
Equitable Owner: Pennington Property Group, LLC  
P.O. Box 35  
Chalfont, PA 18914  
267-767-0876  
ben@penningtonpropertygroup.com

Engineer: Holmes Cunningham LLC  
University Village  
409 E. Butler Avenue, Unit 5  
Doylestown, PA 18901  
215-586-3330  
Attn: Robert T. Cunningham, P.E.  
rob@hceengineering.net

Proposal: The Applicant proposes to construct a cul-de-sac with access from Moyer Boulevard to contain ten (10) single-family semi-detached (twin) dwellings. The project will include grading, utilities, landscaping, lighting, stormwater management and erosion control.

The Project falls within the Wissahickon Creek Watershed, District A.

## II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments should be included in future plan submissions:

1. Existing Curb Ramps – provide an upgrade to the ~~three~~ two existing curb ramps to include detectable warning surfaces. *Item Satisfied.*
2. Provide a crosswalk at the proposed cul-de-sac entrance. *Item Satisfied.*
3. §163-26.A – provide a stormwater management peak rate control chart showing compliance with the ordinance. *Item Satisfied.*
4. Section §163-35.A – The property owner shall sign and record an Operations and Maintenance Agreement with the Township. *The Applicant acknowledges this requirement.*
5. In the Post Construction Stormwater Management Plan Narrative – storm sewer tabulation – provide the full capacity values that are missing (0.00). *Item Satisfied.*
6. Provide a PADEP NPDES Permit (§163-19.A). *The Applicant acknowledges this requirement.*
7. Planned Multi-Use Trail along western edge of the property shall be included on the plan. Only the trail along the north side is shown (along West Point Pike); however, the trail along the west side (parallel to railroad property) is to be constructed as well. *Item Satisfied.*
8. Provide dust control measures (§168-25.E(8)). *The Applicant states that a note has been added to the plans. Our office was unable to locate the note. Please specify in your response which erosion and sediment control plan sheet has the note.*
9. Grading is to be set back five (5) feet from property lines or right-of-way lines of streets (§109-15.A). *A Waiver is being requested for this requirement.*
10. Section §168-10.A(1) – add Moyer Boulevard cartway width . *Item Satisfied.*

11. Section §168-20.D(2)(a) – cul-de-sac streets are required to have a thirty (30) foot wide cartway. *A Waiver is being requested for this requirement.*
12. Section §168-21.B – no perpendicular parking along private access roads. *A Waiver is being requested for this requirement.*
13. Section §168-29.A – provide monuments at all tract corners and curve points where existing monumentation does not exist. *The property corners and the Moyer Boulevard Right-of-Way points of curvature and points of tangency are to be monumented (not iron pins).*
14. Section §168-21.M – provide street lighting to provide a minimum one (1) footcandle on all parking locations. Provide footcandle mapping. *Item Satisfied.*
15. Section §168-34.B(4) – in proposed land developments which provide housing for two or more families, the Owner is required to dedicate land for park and open space or pay a fee in-lieu-of. *The Applicant is opting to pay a fee in-lieu-of.*
16. Section §168-56 – list Requested Waivers on the Record Plan Sheet. *Item Satisfied.*
17. Plan Sheet 2 – label the existing road names. *Item Satisfied.*
18. Plan Sheet 2 – add a scale bar. *Item Satisfied.*
19. Plan Sheet 2 – list the ‘AL Signs’. *Call out the sign as ‘Arrow Left’.*
20. Plan Sheet 2 – rotate the existing signs to properly face traffic. *Item Satisfied.*
21. Plan Sheet 3 – provide tangent curb lengths for the proposed private street. *Item Satisfied.*
22. Plan Sheet 3 – provide adjacent property owner information. *Item Satisfied.*
23. Plan Sheet 3 – provide permanent markers for the existing utility easement in the rear yards of Units 1 through 8. *Item Satisfied.*
24. Plan Sheet 3 – Plan Note 19 – the benchmark could not be located (Sanitary MH with a rim elevation of 330.17). *Item Satisfied.*
25. Plan Sheet 3 – 7 – the proposed screening fence posts are shown penetrating the existing gas line (post hole digger). *Item Satisfied.*
26. Plan Sheet 3 – provide the owner of the existing utility easements and obtain permission for grading, bike trail construction and screening fence installation. *The Applicant states that permission for improvements in the easements don’t appear to be required. The Applicant continues to note that the fence and plantings have been adjusted to avoid the utility lines. Prior to plan approval, provide approval letters from PECO, North Wales Water Company and Upper Gwynedd Sewer Authority for the grading, landscaping, screen fencing and bike trail construction in their easements or near their facilities.*

27. Plan Sheet 4 – Title Block – revise the scale (NTS). *Item Satisfied.*
28. Plan Sheet 4 – Post and Rail Fence Chart- revise the dimension for the distance between the rails. *Item Satisfied.*
29. Plan Sheet 4 – Post and Rail Fence Chart- coordinate the post size (5” square) with the proposed segmental block retaining wall sleeve-it (4” X 4” Max.). *Item Satisfied.*
30. Plan Sheet 4 – Post and Rail Fence – add a note that the wire mesh is to be kept 4” off of finished grade (to prevent leaf and debris capture). *Item Satisfied.*
31. Plan Sheet 6 – Title Block – revise the scale (NTS). *Item Satisfied.*
32. Plan Sheet 7 – verify with PECO that the proposed water service laterals and fire hydrant connection line will clear the underground electric line(s). *Item Satisfied.*
33. Plan Sheet 7 – can the proposed sanitary main clear the existing sanitary line prior to tying into the existing manhole. *Item Satisfied.*
34. Plan Sheet 8 – provide a Fire Hydrant detail. *Item Satisfied.*
35. Plan Sheet 9 – Ex. Inlet to OS-1 Profile – show the emergency spillway and existing sidewalk. *Item Satisfied.*
36. Plan Sheet 9 – Ex. SMH to SMH-4 Profile – what is the AC pipe and size. *Item Satisfied.*
37. Plan Sheet 11 – Tree Protection Fencing Detail – show this on the plans. *Item Satisfied.*
38. Plan Sheet 12 – replace Standard Construction Detail #4-6 with #4-4. *Item Satisfied.*
39. Plan Sheet 15 – obtain permission to plant the proposed evergreens in the existing utility easement on top of the gas line. *Item Satisfied.*
40. Plan Sheet 16 – remove the Tree Protection Fencing Detail – it appears on Plan Sheet 11. *Item Satisfied.*
41. Plan Sheet 2 – label Sanitary MH Rim 317.05 as BM.
42. Plan Sheet 3 – Plan Notes – renumber the notes after note number 19.
43. Plan Sheet 3 – Plan View – show four (4) concrete monuments along the Moyer Boulevard Right-of-Way Line (property corners, pc and pt).
44. Plan Sheet 4 – provide a typical section for the proposed Bike Trail.
45. Plan Sheet 10 – provide compost filter sock along the railroad property line.
46. Plan Sheet 10 - label the size of all compost filter sock runs.

### III. GRANTED VARIANCES

1. Section §195-25.B – to permit twin duplex residential uses in the L-I District.
2. Section §195-25.K(3)(a) – to permit a front yard setback of 53 feet 2 inches where 75 feet is required.
3. Section §195-25.K(3)(b) – to permit a reduced side yard setback from the northeast property line with Merck for the construction of Unit 10 as shown on plan A-7 and for the construction of a rear, uncovered deck or patio no greater than 12 feet in length as measured from the rear of Unit 10 to the rear property line.
4. Section §195-25.K(3)(g)(1) – to permit parking within the first 50 feet of the required front yard setback.

### IV. REQUESTED WAIVERS

1. Section §168-6.C.(1) – to not show existing features for a distance of 100 feet from the tract boundary.
2. Section §168-13.B – to submit preliminary and final plans as one submission.
3. Section §168-33.B – to allow evergreens to be used to meet the shade tree requirements along West point Pike.
4. NEW - Section §109-15.A – to allow grading within five (5) feet of property or R/W lines.
5. NEW - Section §168-20.D(2)(a) – to allow a cul-de-sac street with less than the required thirty (30) foot width (the cul-de-sac is a proposed private street with a twenty-six (26) foot width).
6. NEW - Section §168-21.B – to allow perpendicular parking along the private cul-de-sac road.

Should you have any questions, please feel free to contact our office at (610) 940-1050.

Sincerely,  
**REMINGTON & VERNICK ENGINEERS**

By



Isaac E. Kessler, P.E., Associate  
Township Engineer

IEK/jrw

cc: Double Z Properties, LLC, Owner  
Pennington Property Group, LLC, Equitable Owner & Applicant  
Holmes Cunningham LLC, Applicant's Plan Preparer  
E. Van Rieker, Upper Gwynedd Township (via email)  
Lauren Gallagher, Township Solicitor (via email)  
Christopher J. Fazio, P.E., C.M.E., Executive Vice President  
Nick Cross, P.E., Assistant Township Engineer





**HEINRICH & KLEIN  
ASSOCIATES, INC.**

TRAFFIC ENGINEERING & PLANNING  
1134 Heinrich Lane • Ambler, Pennsylvania 19002  
215-793-4177 • FAX 215-793-4179

February 16, 2022

Sandra Brookley Zadell, Manager  
Upper Gwynedd Township  
P.O. Box 1  
West Point, PA 19486

Re: Proposed Residential Development – Moyer Boulevard  
Upper Gwynedd Township, Montgomery County, PA

Dear Ms. Zadell:

As requested, I have completed a third Traffic Engineering Review of the residential development proposed along Moyer Boulevard at West Point Pike in Upper Gwynedd Township, Montgomery County, PA. The proposed residential development will be comprised of 10 twin homes. Access to the site is proposed to be provided via a full movement unsignalized access cul-de-sac that will intersect Moyer Boulevard at a point approximately 635 feet east of West Point Pike. The Record Site Plan was prepared by Holmes Cunningham Engineering, last revised 01-10-2023.

Please be advised that the plans have been revised to satisfactorily comply with all of the comments in my review letters.

If you should have any questions, or wish to discuss this project in greater detail, please call me at your convenience.

Sincerely,

Andreas Heinrich, P.E., P.T.O.E.  
Principal

AH:rh

cc: E. Van Rieker, AICP



UPPER GWYNEDD TOWNSHIP  
**FIRE MARSHAL'S OFFICE**

1 PARKSIDE PLACE, NORTH WALES, MONTGOMERY COUNTY, PA 19454

PHONE: 267-272-3414

EMAIL: Cmccann@uppergwynedd.org

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Ms. Megan Weaver  
Assistant Township Manager  
Upper Gwynedd Township  
1 Parkside Place  
North Wales, PA 19454

Subject: Pennington Properties (Moyer Boulevard)

Dear Megan,

I have reviewed the updated plans for the proposed subdivision, located on Moyer Boulevard. At this time, all of my comments have been addressed.

Respectfully,

A handwritten signature in black ink that reads "Conor McCann".

Conor McCann

Fire Marshal

Upper Gwynedd Township

UPPER GWYNEDD TOWNSHIP  
**BOARD OF COMMISSIONERS**

1 PARKSIDE PLACE, NORTH WALES, PA 19454

PHONE 215-699-7777

[www.uppergwynedd.org](http://www.uppergwynedd.org)

**Date: March 7, 2023**

**To: Megan Weaver**

**From: E. Van Rieker, AICP**  
**Zoning Officer and Planning Consultant**



**RE: Moyer Boulevard Property – Proposed Ten Twin Homes**  
**Submission Received February 14, 2023**

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This latest Preliminary/Final Land Development Plan show the lighting and walkway issues previously recommended by the UGTPC.

Items identified in my review dated December 14, 2022, have all been addressed with the exception of the location and size of the community sign.





**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**VIA E-MAIL**

February 24, 2023

File No. 22-11058

Megan Weaver, Assistant Township Manager  
Upper Gwynedd Township  
1 Parkside Place  
North Wales, PA 19454

Reference: Pennington-Moyer Boulevard– Sanitary Sewer Review  
Tax Map Parcel 56-00-09616-02-1  
Upper Gwynedd Township, Montgomery County, PA

Dear Ms. Weaver:

On behalf of Upper Gwynedd Township, Gilmore & Associates, Inc. (G&A) has reviewed the referenced Preliminary/ Final Land Development Plans submitted by Holmes Cunningham LLC. in regard to sanitary sewer facilities. The drawing set consisting of 22 sheets for the project entitled “Moyer Boulevard Property”, dated November 15, 2022, was reviewed.

The proposed development along Moyer Blvd consists of the proposed construction of 10 single-family dwellings. The development proposes a gravity sanitary sewer collection for service to the new dwellings, to be connected to an existing gravity sewer system located in Moyer Blvd. The proposed sewer main extension is to be installed in the proposed private road for the development and crosses Moyer Blvd to connect to an existing sanitary sewer manhole.

We have the following comments regarding the reviewed plans:

**General Comments**

1. In the response letter dated February 13, 2023 it is noted that the easement description will be submitted under a separate cover. At the writing of this letter the easement description has not been received.

**Drawing No. C3.0: Utility Plan**

1. The lateral that is proposed to tie directly into “SMH-3” should be relocated to tie directly into the proposed sewer main. This is the same comment as from the December 13, 2022 letter because it was not addressed on the most recent plans or on the February 13, 2023 response letter.

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65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

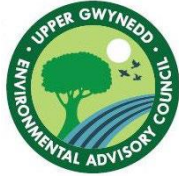
Sincerely,

A handwritten signature in black ink that reads "Robert E. Roth". The signature is written in a cursive style with a large initial 'R'.

Robert E. Roth  
Civil Designer  
Water Resources

RER/ec

cc: Sandra Zadell, Township Manager – Upper Gwynedd Township  
Dan Farris, Director of Wastewater Treatment – Upper Gwynedd Township  
Robert Hegedus, Collection System Coordinator - Upper Gwynedd Township  
Jean Ryan, P.E. – Gilmore & Associates, Inc.  
Alexander Dyke, P.E. – Gilmore & Associates, Inc.



## Development Plan Review Guidelines and Recommendations Upper Gwynedd Township Environmental Advisory Council

**Date:** December 7, 2022

**Project Name:** Pennington Properties – Moyer Boulevard

**Location:** West Point Pike and Moyer Boulevard

**Development Type:** Residential single-family twin. 10 units.

### Review Submittals:

- Development Plans dated November 15, 2022
- Land Development Application
- Waiver Letter
- PCSWMR

### 1. Green Stormwater Infrastructure (GSI).

Does the project propose to incorporate any GSI such as constructed wetlands, rain gardens, bioswales, etc. to buffer high-flow rates and facilitate biological removal of nutrients (phytoremediation) from water leaving the site?

Yes  No

If yes, please describe:

Proposes one rain garden that will be seeded using a native rain garden seed mix.

For high-density or other projects with a large impervious footprint, were cutouts and traffic calming measures, etc. co-designed as stormwater control measures?

Yes  No  N/A

If yes, please describe:

### Comments:

Consider adding some native shrubs to the proposed rain garden.

Consider landscaping the drainage areas around CB-4 and CB-7 to serve as additional rain gardens.

Consider incorporating bioswales into buffer/transition areas throughout the project site.

Consider incorporating green stormwater control features into the central parking cutout.

2. **Tree/Vegetation Coverage:**

Are any mature, native trees proposed to be removed? Yes  No

a. If yes, describe caliper of old trees and proposed new trees (see table below):

Existing Tree Species	Caliper (inches)	#	New Tree Species	Caliper (inches)	#	Native? (Y/N)

b. Describe the blend of native versus non-native species in any proposed plantings:

- 4 native pin oak;
- 9 non-native London plane;
- 45 non-native Norway spruce

Comments:

Consider surveying the property to determine the amount of healthy, mature (6-48" + dbh) native trees to be removed.

Consider replacing London plane tree with American Sycamore (*Platanus occidentalis*) and Norway spruce with a native evergreen or shrub.

3. **Light Pollution.**

Are there plans for exterior illumination? Yes  No

If yes, describe any plans to mitigate excessive light pollution:

N/A. One LED lamp at development street entrance.

Comments:

Consider Installing lighting fixtures that face downward and/or have light shields to direct the light towards the ground and minimize glare.

Consider using only warm color temperature lights (typically 3,000K or less).

4. **Noise.**

Will the project generate excessive noise that could impact neighboring properties or sensitive wildlife during construction or operation? Yes  No

If yes, describe any plans to mitigate excessive noise.

Comments:

Local population and wildlife would be acclimated to existing noise from road, railroad and other nearby disturbances.

5. **Renewable Energy Transition.**

Does the project incorporate any design measures to accommodate the transition to renewable energy and/or the reduction of greenhouse gas emissions? Yes  No

If yes, please describe:

Unknown

Comments:

Consider design measures to accommodate the transition to renewable energy and/or the reduction of greenhouse gas emissions

6. **Wildlife, Habitat and Natural Resource Management.**

Will project result in any direct or indirect loss of wildlife or habitat? Yes  No

If yes, describe impacts and any proposed mitigation measures:

Some local wildlife would be lost during construction, including terrestrial mammals, reptiles, amphibians and insects. Nesting birds would be directly impacted and offspring lost if clearing activities were to occur during the nesting season. Some tree-dwelling bats may also be impacted if clearing were to occur in the warmer months. Wildlife habitat, including foraging and nesting, would be permanently lost as a result of the



project.

Comments:

Consider planting additional trees that would be beneficial to local wildlife in areas of the project to remain as open space. Consider working with the Township or Wissahickon Trails to provide for additional native tree plantings along the nearby riparian corridor to replace canopy lost from Emerald ash borer.

Will the project directly or indirectly conflict with any management plans for open space, conservation areas or natural resources (i.e., Wissahickon Clean Water Partnership)? Yes  No

If yes, please describe:

May be in conflict with provisions of the Wissahickon Water Quality Improvement Plan (WQIP).

Comments:

The project is in close proximity to the Wissahickon Creek riparian corridor, and some mapping shows a tributary stream bisecting the project site. Consider evaluating how the project could impact the water quality of the Wissahickon with regard to increased stormwater runoff, overall stormwater management and conformance with the goals of the WQIP.

Consider conducting a wetland/stream delineation of the site and describe any resources that may be present and potentially impacted by the project.

7. **Additional Considerations.**

Describe any other environmental considerations in the proposed project, for example; outdoor recreation and open space, LEED design elements, wildlife-favoring features, etc.

An alternative route of the Liberty Bell Trail is proposed to traverse the western boundary of the project site (see Feasibility Study). Consider analyzing this proposal and how this project could impact or accommodate this proposed trail route.

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
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610-278-3722  
FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

January 9, 2023

Mr. E. Van Rieker  
Zoning Officer & Planning Coordinator  
Upper Gwynedd Township  
1 Parkside Place  
North Wales, Pennsylvania 19454

Re: MCPC #22-0297-001  
Plan Name: Pennington/Moyer Blvd.  
(1 lot/10 du comprising 2.37 acres)  
Situate: Moyer Boulevard (W); south of West Point Pike  
Upper Gwynedd Township

Dear Mr. Rieker:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 13, 2022. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Pennington Property Group, LLC, proposes to develop an undeveloped 2.37 acre parcel into five twin buildings containing a total of ten residential units with shared vehicular access from Moyer Boulevard. The development tract also has frontage on West Point Pike (which is a Montgomery County road). Additional improvements shown at this time include a 10-foot wide bike trail along West Point Pike, a total of 40 parking spaces, an internal pedestrian pathway, and stormwater management facilities. The property is located in the township's LI Light Industrial zoning district.

According to a note on Sheet 3 of 17, the applicant received the following variances from the township's zoning ordinance in a decision dated September 27, 2022:

- A use variance from §195-25.B. to allow twin duplex residential uses in the LI district
- A variance from §195-25.K.(3)(a) to permit a front yard setback of 50.5 feet where a minimum of 75 feet is required
- A variance from §195-25.K.(3)(b) to permit a side yard setback of 10.1 feet where a minimum of 25 feet is required



- A variance from §195-25.K.(3)(g)(L) to permit a parking front yard setback of 20 feet where a minimum of 50 feet is required

According to a waiver request letter included in the submission, the applicant is requesting the following waivers from the township's Subdivision and Land Development Ordinance:

- From §168-6.C.1. to not show existing features for a distance of 100 feet outside the boundary of the tract
- From §168-13.B. to allow the plan to be submitted for preliminary/final plan submission and approval
- From §168-33.B. to allow evergreens to be used to meet the shade tree requirements along West Point Pike

## COMPREHENSIVE PLAN COMPLIANCE

The property is identified as a Business Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Business Areas are concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks. Secondary uses might include higher-density residential uses that are buffered from other uses or on the periphery of the area. In addition, this property is shown as General Commercial in the Future Land Use Plan of the *Upper Gwynedd Township 2040 Comprehensive Plan*. General Commercial areas are characterized by a wide range of retail, restaurant, office, and personal service uses.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### FORMER MOYER BOULEVARD

A section of the development parcel running parallel to the railroad tracks on the southwestern border of the property is labeled "Former Moyer Boulevard" and appears to be a section of former roadway pavement. It is unclear from the information provided whether the applicant proposes to remove any remaining sections of the former asphalt roadway and if so, how the area is proposed to be landscaped in terms of groundcover. It appears that some of the proposed landscaping and fencing may be shown within the area labeled "Former Moyer Boulevard," therefore it would be helpful to understand if any remaining asphalt in this area is proposed to be removed as well.

### PEDESTRIAN CIRCULATION

We commend the applicant for proposing to construct a 10-foot wide bike trail along their West Point Pike frontage to connect to existing sidewalk on Moyer Boulevard and further north on West Point Pike, which

will improve pedestrian and bicyclist circulation in the vicinity. The applicant may wish to consider whether a pedestrian connection (such as a low-impact mulch path) could be provided to create a more direct pedestrian connection between the proposed residential community and the proposed trail amenity along West Point Pike. In addition, we feel that a marked crosswalk across the driveway entrance along Moyer Boulevard would be beneficial.

#### LANDSCAPE DESIGN

- A. Buffer Planting Diversity. According to the landscape plan shown on Sheet 15 of 17, a total of 45 Norway Spruce are proposed to be planted along the railroad and West Point Pike frontages of the site. We support the applicant's proposal to create an evergreen landscape buffer along these frontages; however, we strongly recommend that at least three species of evergreen be utilized to create more visual interest within the landscape and increase the plantings' resistance to infestation or disease. For example, adding a broadleaf evergreen species such as American Holly and a species of Pine could increase the biodiversity and visual interest of the proposed evergreen landscape buffer.
- B. Electric Transformer Box Screening. According to the utility plan shown on Sheet 7 of 17, it appears that an electric transformer box is proposed to be located between the overflow parking lot driveway and the driveway for the first residential unit off of Moyer Boulevard. If the proposed transformer is located above ground, we encourage the applicant to consider ways to screen the transformer, such as through the use of landscaping, especially given the transformer's location within the viewshed of the first residential unit and the entrance into the development.
- C. Shade Tree Species. According to the landscape plan shown on Sheet 15 of 17, Pin Oak is proposed to be planted along the internal private street. We do not typically recommend the use of Pin Oak along walkways because its branching habit over time can reduce vertical clearance above nearby pedestrian walkways and therefore require additional maintenance. Alternatively, we would recommend the use of a hybrid cultivar of Pin Oak that has been developed to address this branching issue, or a species of Swamp White Oak, in this location.
- D. Additional Planting Opportunities. We encourage the applicant to consider whether additional shade trees could be provided within the parking lot islands in order to shade more of the proposed pavement area and contribute to the overall visual appearance of the development.

#### OVERFLOW PARKING LOT

From the information provided, it is unclear what type of material (if any) will be used to pave the proposed overflow parking lot. It appears that no curbing is proposed around the overflow parking lot, which we support because it allows for less stormwater management infrastructure needed around the parking area; however, it may be worth considering whether wheel stops may be beneficial depending on the type and amount of traffic expected in the overflow parking lot.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Gwynedd Township's planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#22-0297-001) on any plans submitted for final recording.

Sincerely,



Marley Bice, AICP, Community Planning Assistant Manager  
610-278-3740 – [Marley.Bice@montgomerycountypa.gov](mailto:Marley.Bice@montgomerycountypa.gov)

c: Pennington Property Group, LLC, Applicant  
Holmes Cunningham Engineering, Applicant's Engineer  
Sandra Brookley Zadell, Township Manager  
Megan Weaver, Assistant Township Manager

Attachment A: Reduced Copy of Applicant's Proposed Site Plan  
Attachment B: Aerial Image of Site







Pennington/Moyer Blvd  
MCPC#220297001

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Aerial photography provided by Neumarco

